



PLAIN TOWNSHIP BOARD OF ZONING APPEALS

MEETING MINUTES

February 9, 2021

Chair, Richard Martin called the Plain Township Board of Zoning Appeals Meeting to order at 7:00 p.m. The meeting was held via video/teleconference.

ROLL CALL

Attending the Plain Township Board of Zoning Appeals meeting were Richard Martin, Valerie Jorgensen, Shane Clapham, Chris Barrett, and Sara Rastegar. Zoning Officer Ben Collins and Assistant Zoning Officer Mary Fee were also present.

ADDITIONS OR CORRECTIONS TO AGENDA

The hearing and application number should read **Variance Application 01-12-2021-01 – 6435 Harlem Road** - requesting a variance to increase the size of accessory structure in excess of the permitted square footage

APPROVAL OF MEETING MINUTES

January 12, 2021 Meeting Minutes

Mr. Martin made a motion to approve the meeting minutes of January 12, 2021 as submitted. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

RECOGNITION OF VISITORS/ CITIZEN'S COMMENTS

Mr. Jeremy Prunick, applicant, 6435 Harlem Road

ZONING OFFICER'S REPORT

Mr. Collins gave a brief account of the status on the property located at 6926 Walnut Street. Franklin County Planning Commission would largely defer to the township's preference regarding the development of 6926 Walnut Street. The 2008 township Land Use Plan identifies the entire Metro Park zone for development as Planned Residential Conservation District. Since the Land use Plan was adopted in 2008, Metro Parks has acquired over 1,000 acres and established Rocky Fork Park in Plain Township. Much of what was intended to be achieved through the 2008 Land Use Plan has been accomplished.

In comparing the PRCO development standards to the Rural District, development under the current Rural zoning would result in fewer developed lots and lower density. The developer is

willing to protect the existing riparian corridor and wetlands and provide a tree buffer for the existing tree stands. Staff recommends that the property be developed under the current Rural zoning and that the proposed development plan be supported.

There was a short discussion regarding upcoming round-a-bouts in the township.

NEW BUSINESS

Variance Application 02-09-2021-01 – 3755 Pine Meadow Road –†requesting a variance to reduce the side yard setback.

Mr. Richard Martin introduced application Variance Application 02-09-2021-01. There was a short discussion regarding the application. There were questions regarding additional detail on the building, the garage location and the driveway running along the side of the property that the board would like the applicant to answer at the hearing.

Mr. Clapham made a Motion to accept **Variance Application 02-09-2021-01 – 3755 Pine Meadow Road –requesting a variance to reduce the side yard setback** and schedule this case for public hearing on March 10, 2021 at 7:00 pm. Mrs. Jorgensen seconded the motion. All in favor. Motion Carried.

OLD BUSINESS

None

HEARING

Variance Application 01-12-2021-01 – 6435 Harlem Road - requesting a variance to increase the size of accessory structure in excess of the permitted square footage

Mr. Richard Martin opened the hearing for **Variance Application 01-12-2021-01** and swore in Mr. Jeremy Prunick.

Mr. Martin asked if notices had been mailed and if there had been any neighbor inquiries or concerns regarding the building of the structure. Mrs. Fee responded that notices had been mailed, there was a legal notice posted in the Daily Reporter and that there had been no inquiries from anyone regarding the variance application.

Upon the conclusion of the hearing and following the presentation of the facts and testimony, Richard Martin made a Motion to Approve the Variance Application 01-12-2021-01 – 6435 Harlem Road - requesting a variance to increase the size of accessory structure in excess of the permitted square footage.

Shane Clapham seconded the motion; a roll call vote was taken:

Richard Martin	Yes
Valerie Jorgensen	Yes
Shane Clapham	Yes
Chris Barrett	Yes
Sara Rastegar	Yes

The motion to approve the application as stated above has Passed.

BOARD MEMBER COMMENTS

Virtual training with the township legal council will follow the hearing next month. Mr. Collins will send out a packet to review in advance. Mr. Collins also asked if there was any interest in serving on the Rocky Fork Blacklick Accord and if so, please submit a letter of interest to the him. The commitment to the RFBA is a 3 year term. They currently meet on the 3rd Thursday of the month at 4pm

PUBLIC COMMENTS

None

ADJOURNMENT

Mr. Richard Martin moved to adjourn the meeting. Mr. Shane Clapham Seconded the motion. All in favor.

The regularly scheduled public meeting of the Plain Township Board of Zoning Appeals was adjourned.

****AS APPROVED****



Ben Collins
Zoning Board of Appeals Secretary